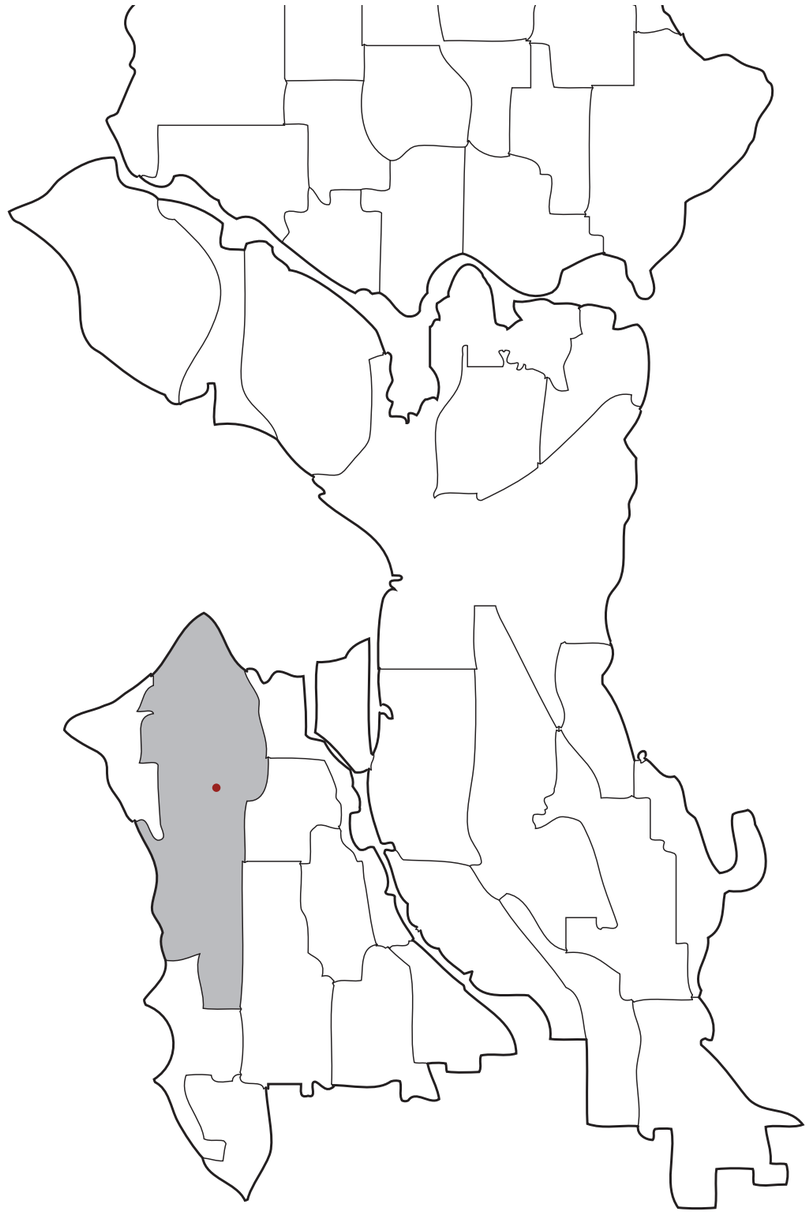
#3016175

4107 SW Oregon St | Streamlined Design Review

S+HWorks LLC / ISOLA HOMES

S+HWorks



project proposal

address:	4107 SW Oregon St
APN:	0952006635
zoning:	LR3
overlays:	West Seattle Junction HUV, Frequent Transit
lot size :	4,125 sq. ft.
FAR:	1.4
allowable FAR:	5,775
proposed FAR:	5,715.2
proposed units:	4
parking stalls:	4

proposal

The proposed project is a 2 duplex / 4 unit townhouse development.

project team

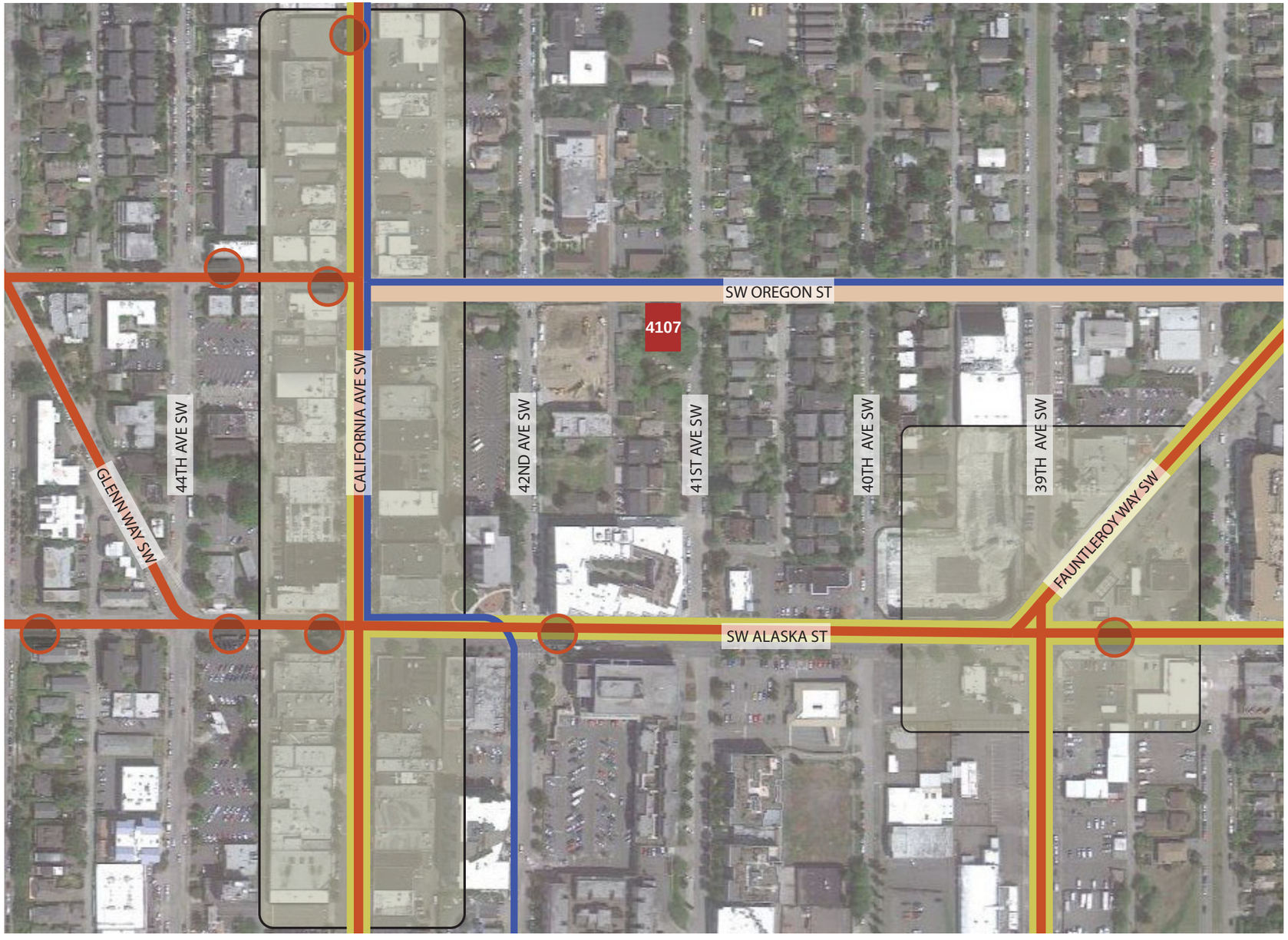
owner:	Isola Homes
architect:	S+H Works LLC.
engineer:	Malsam Tsang Engineering
landscape:	GHA Landscape Architects
surveyor:	Site Survey and Mapping
geotechnical:	Geotech Consultants, Inc.

contents

vicinity

West Seattle is separated from the rest of the city by the Duwamish River and port/industrial zones. West Seattle helps define the south west edge of Elliott bay. The area is distinguished by it's beach community character and unmatched views of the downtown skyline, Puget Sound and the Cascade and Olympic mountains. The area hosts a number of notable parks including Alki Beach & Lincoln Park. Ferries connect to downtown Seattle and Vashon Island.

The project is located in the West Seattle Junction Hub Urban Village, a block away from the busy pedestrian retail core centered at the intersection of California and Alaska. There is rapid housing development including 6 new 40 plus unit projects within a mile and numerous single family & multifamily conversions within a few blocks. California Ave runs the length of the West Seattle ridge with occasional view corridors to the Cascades to the East and Puget Sound and the Olympics to the West. Oregon street is a thoroughfare for both vehicular and bicycle traffic looking to avoid the congested California/Alaska intersection.



- commercial pedestrian zone
- bike route
- high frequency metro
- arterial route
- secondary route
- bus stop

pending development

1. 4502 42nd ave sw. 7 story mixed use
2. 4101 oregon ave. 3 story multi family townhomes
3. 4526 41st ave sw. 3 story multi family townhomes
4. 4203 california ave sw. mixed use/ commercial
5. 4706 california ave sw. mixed use/ commercial
6. 4724 california ave sw. mixed use/ commercial
7. 4505 42nd ave sw. 7 story multi family

zoning

- NC3-85 - commercial
- NC3-65 - commercial
- NC2-40 - commercial
- LR3 - low-rise 3
- LR2 - low-rise 2
- SF5000 - single family

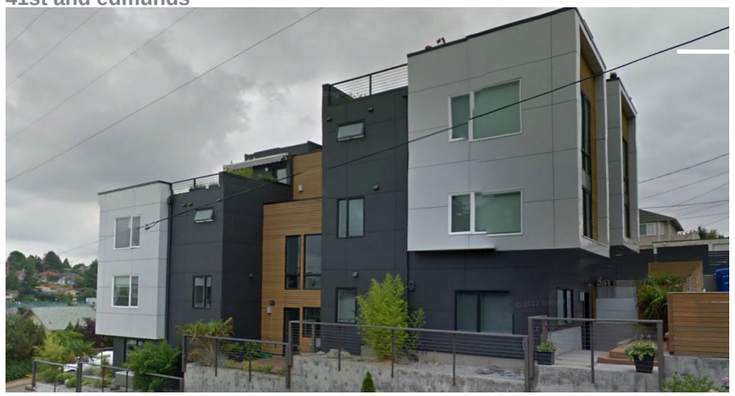
nearby precedents

Comparable multifamily projects feature similar architectural characteristics such as massing and materials. Dynamic facades serve to express individual units and reinforce the neighborhood's pedestrian scale.

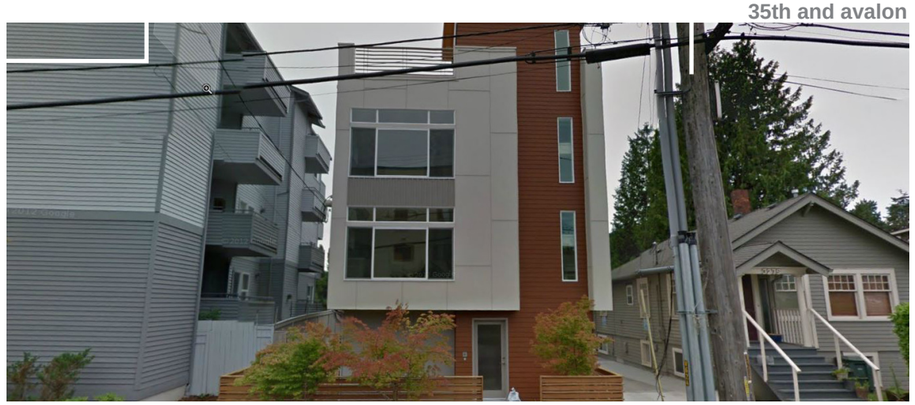
avalon and andover

41st and edmunds

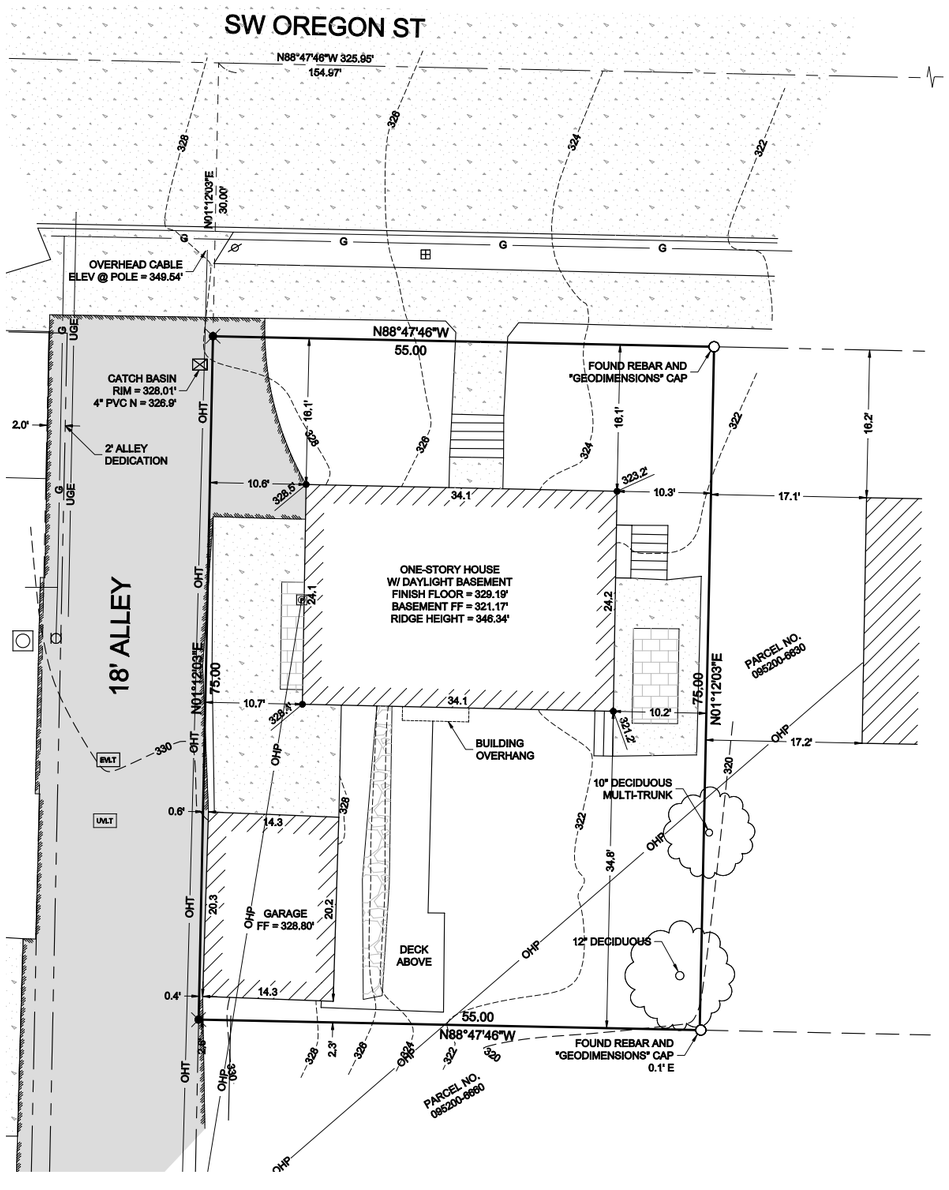
42nd and dakota



35th and avalon



survey



existing conditions

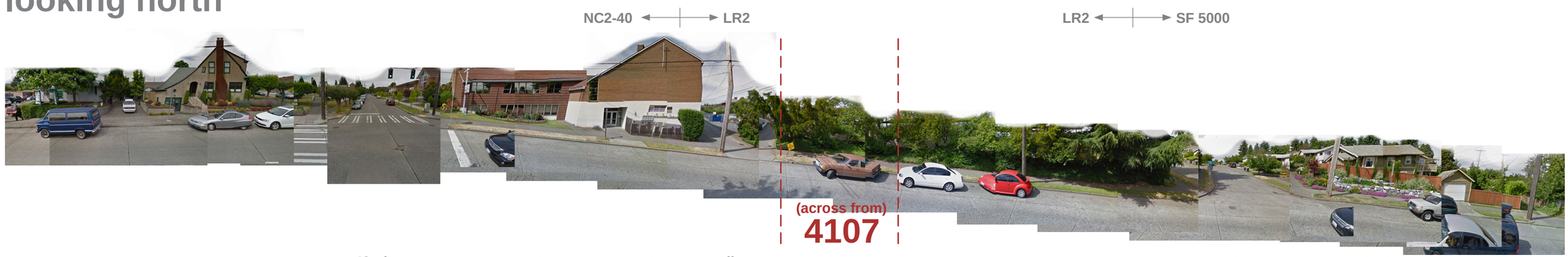
The site is located on the south side of Oregon street between 41st and 42nd and is currently occupied by an aging single family residence. The property slopes up from east to west roughly six feet. Situated adjacent to a 18 ft alleyway with a new 7 floor mixed use/residential development to the west. A single family residence to the east is slated to be demolished and replaced by a 3 story, 4 unit townhouse development currently in permitting. Across Oregon St., existing development includes Hope Lutheran School's covered playfield and parking lot with the rest of the campus located just to the west.

sw oregon streetscape

looking south

single family | 41st ave | multifamily (in development) DPD # 6384404 | alley | mixed use / residential (under construction) DPD # 6305130 | 42nd ave | single family (multifamily project in development) DPD # 3016195

looking north



commercial | commercial | 42nd ave | Hope Lutheran church | alley | covered structure | 41st ave | single family

S+HWorks

concept >

oregon st. perspective

alley perspective

aerial views

northwest

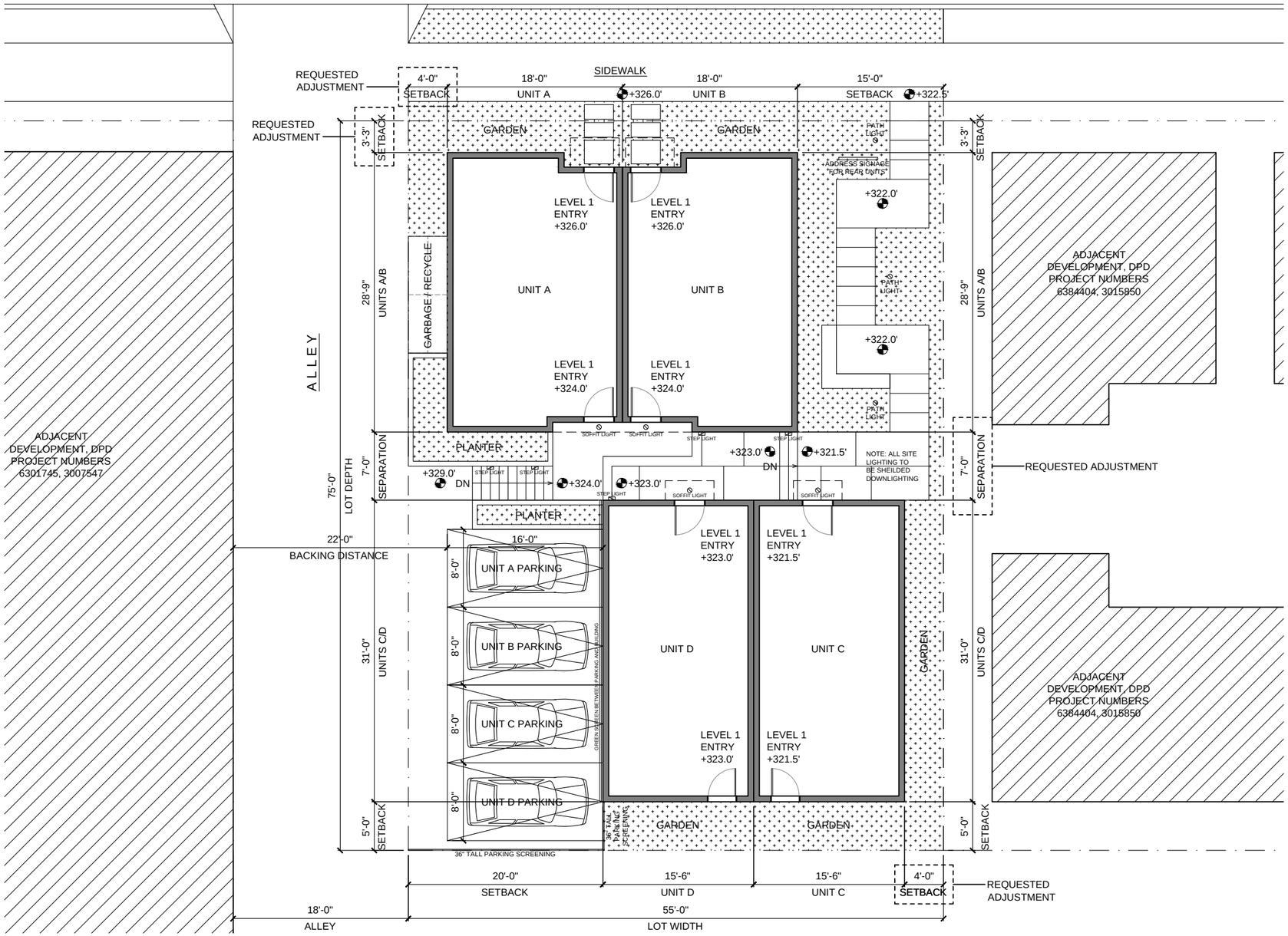
northeast

southwest

southeast

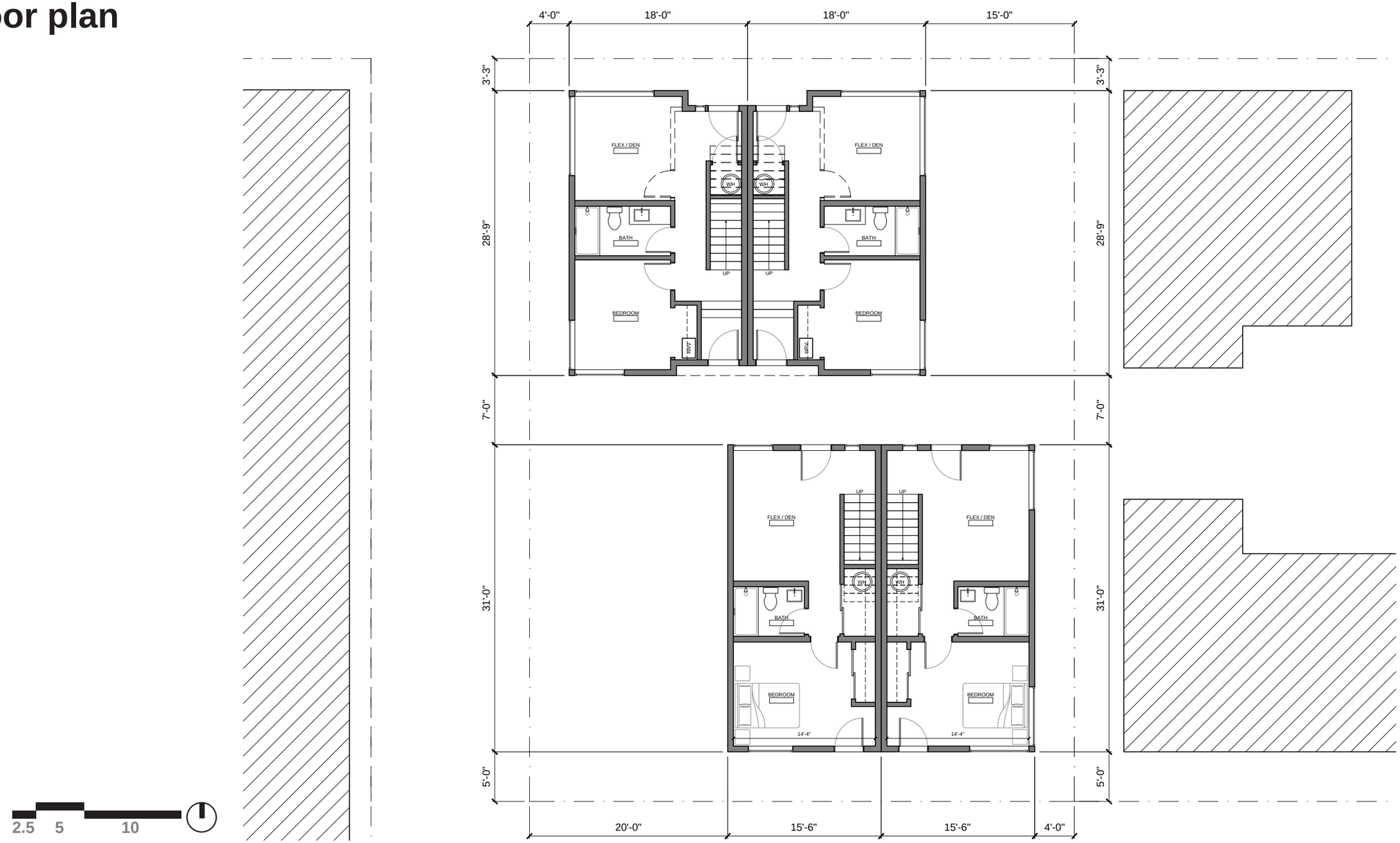
site plan

The two front units are shifted to the west to allow for an Oregon St. entry courtyard that adds green space to the streetscape, provides a visual buffer from the neighboring project and allows for a graceful entry to the rear units. Similarly, the south units are shifted to the East to provide four parking stalls on the alley side of the site. This move allows the rear units to maintain a visual connection with Oregon st.



CONCEPT

level 01 floor plan



2.5 5 10

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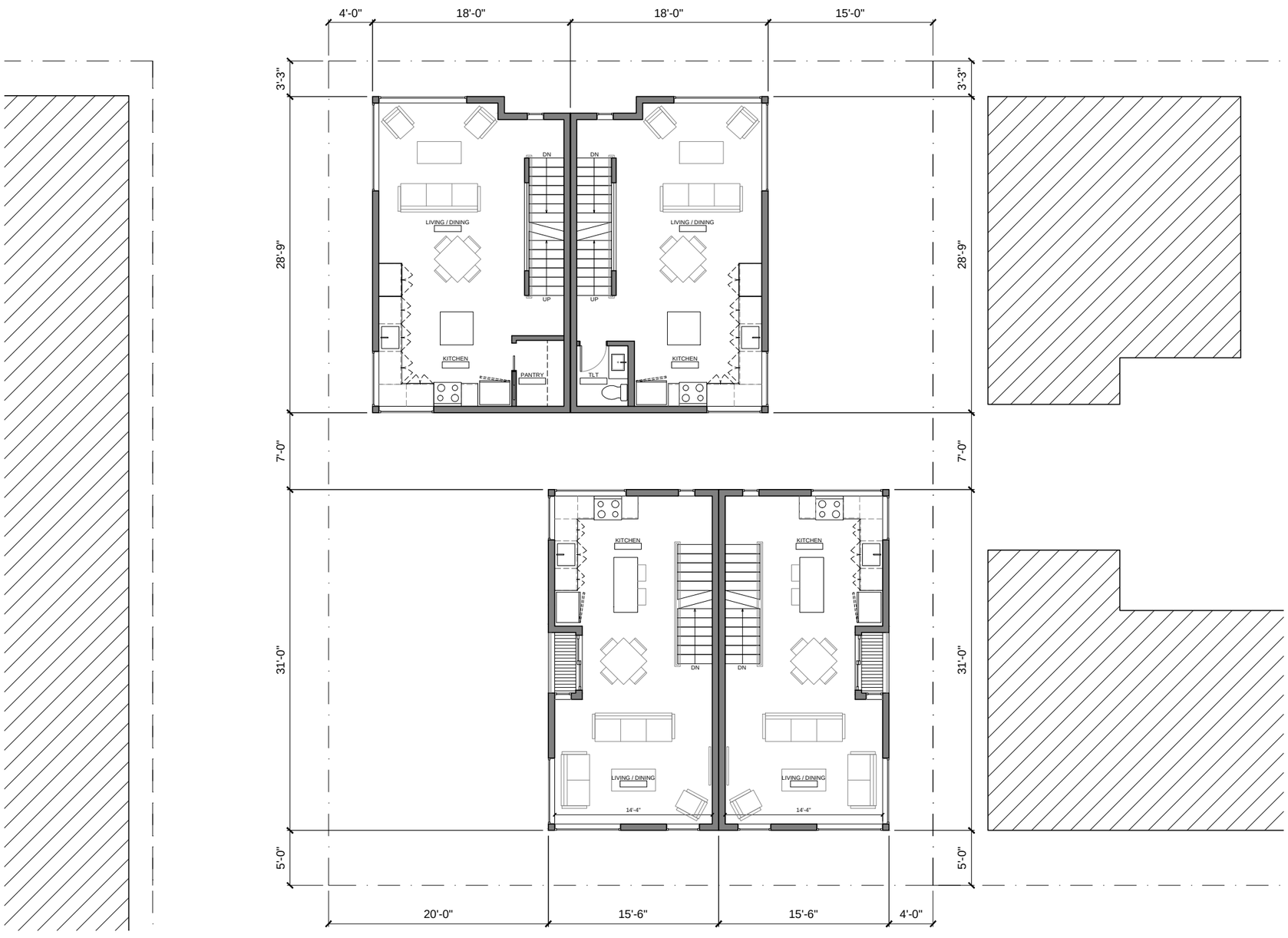
level 02 floor plan



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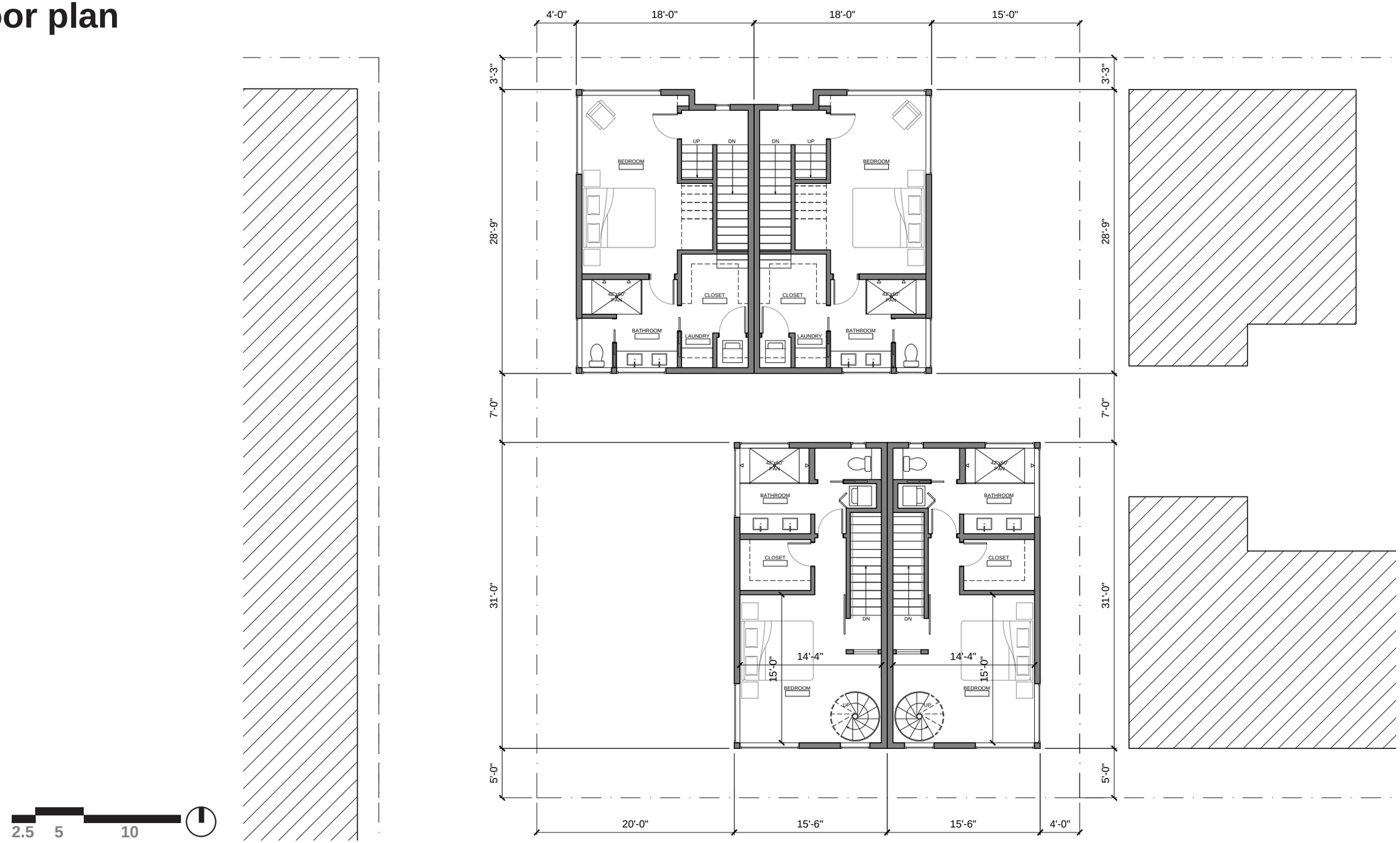
CONCEPT

CONCEPT

level 03 floor plan



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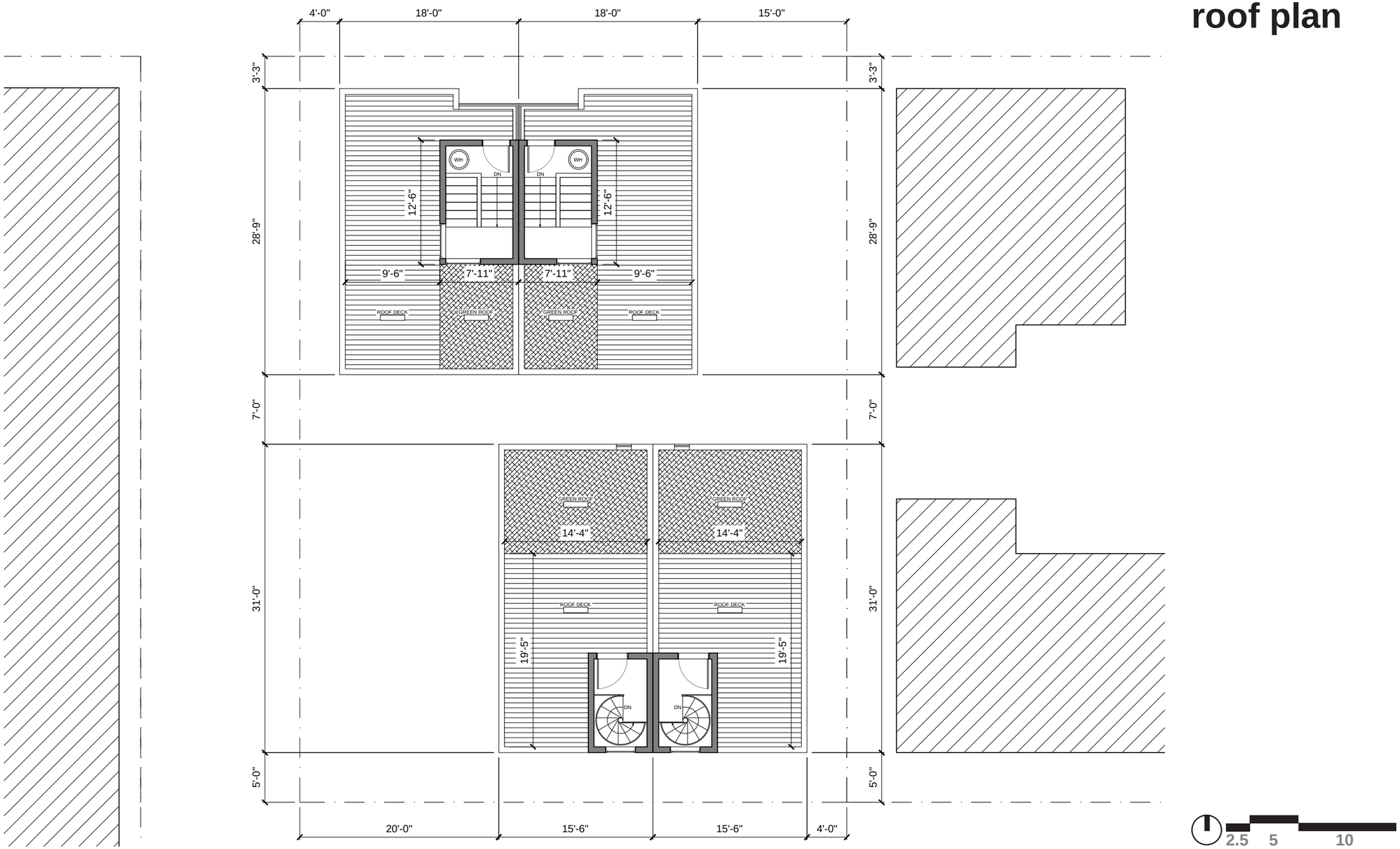
roof plan



CONCEPT

CONCEPT

north (oregon st)

west (alley)

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south

east

2.5 5 10

CONCEPT

south interior (A)

north interior (B)

2.5 5 10

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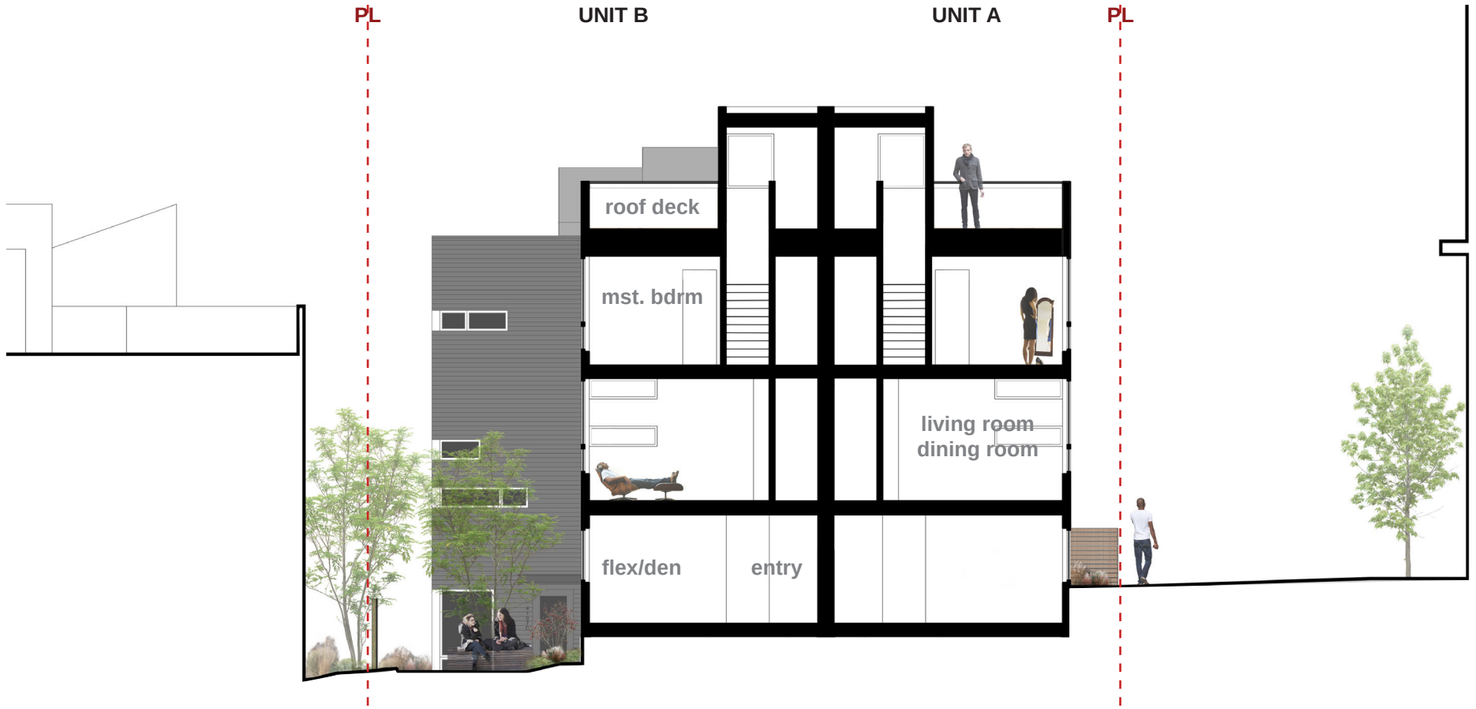
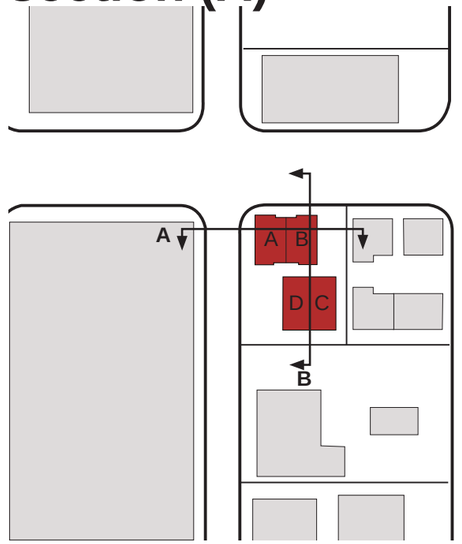


section (A)



section (B)

2.5 5 10

looking south

looking east

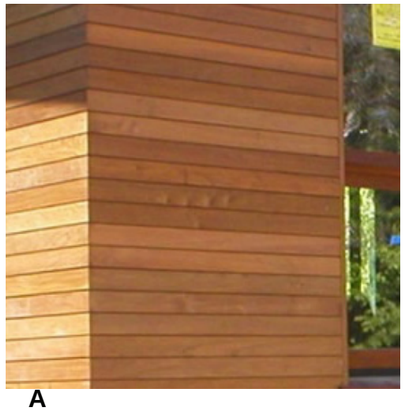
nw perspective

ne perspective

courtyard perspective

materials

A cedar siding
B painted grey fiber cement board panels
C painted grey lapped fiber cement plank
D painted white fiber cement panels
E white aluminum panels
F black horizontal metal railing
G cedar screening
H white vinyl windows


A

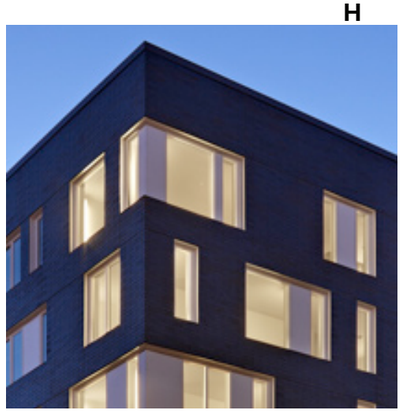

B


C


D


E F


G H



CONCEPT

landscape plan

Landscaping is designed to compliment the architecture, provide both security and privacy and enhance the pedestrian experience.

Revised 12/28/10

Green Factor Score Sheet — SEATTLE×green factor

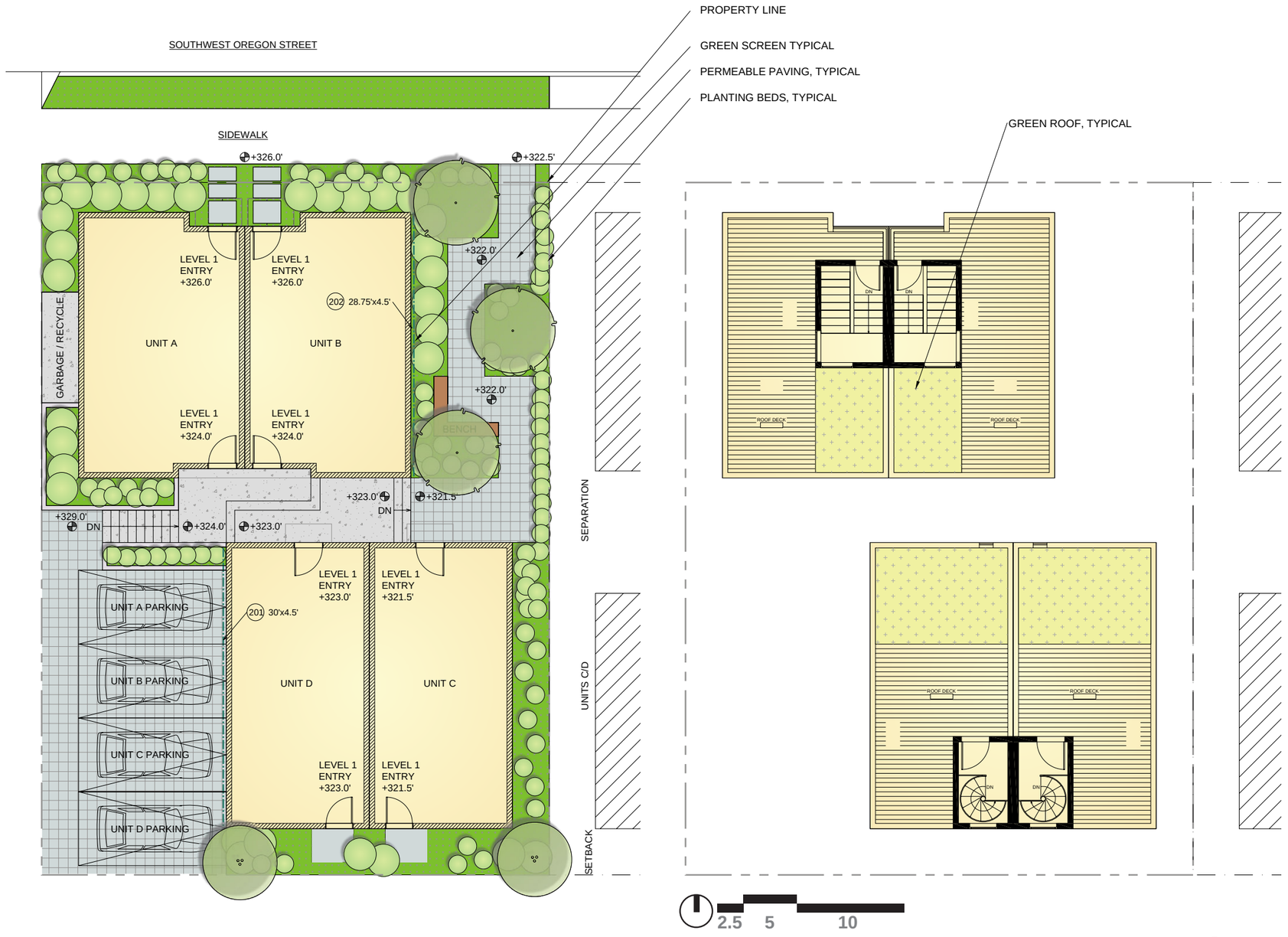
Project title: 4107 SW Oregon St, LR3 Zone, Min. 0.6 Green Factor

Parcel size (enter this value first) : enter sq ft of parcel: 4,125 — SCORE: 0.604

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 1125	0.6	675.0
3	Bioretention facilities	enter sq ft:	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1128	0.1	113
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 80 → 960	0.3	288
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 2 → 150	0.3	45
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 3 → 450	0.3	135.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants:	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0 → 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: → 0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 465	0.7	325.5
D	**Vegetated walls**	enter sq ft: 264	0.7	184.8
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 1205	0.5	602.5
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 5,744		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 500	0.1	50.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 750	0.1	75
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
			Green Factor numerator =	2,493

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*



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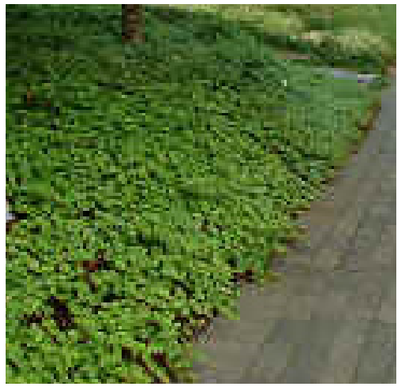











planting schedule

groundcovers (right to left)

1. emerald carpet
2. golden baby tears
3. angelina stonecrop
4. black mondo grass

shrubs and perennials (right to left)

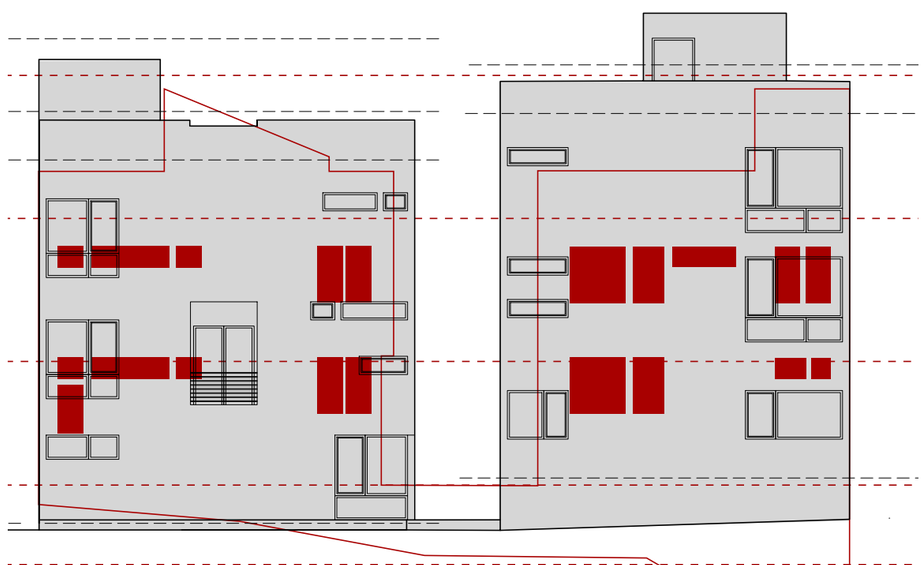
1. false spirea
2. everest sedge
3. japanese forest grass
4. dwarf maiden grass

shrubs and perennials (right to left)

1. golden full moon maple
2. dawyck purple beech
3. slender hinoki cypress
4. columnar tulip

privacy

The Oregon St. courtyard provides for a significant visual buffer between the neighboring project to the East and the proposed two front units. Special consideration was taken to assure minimal overlapping fenestration on the back (southern) units.

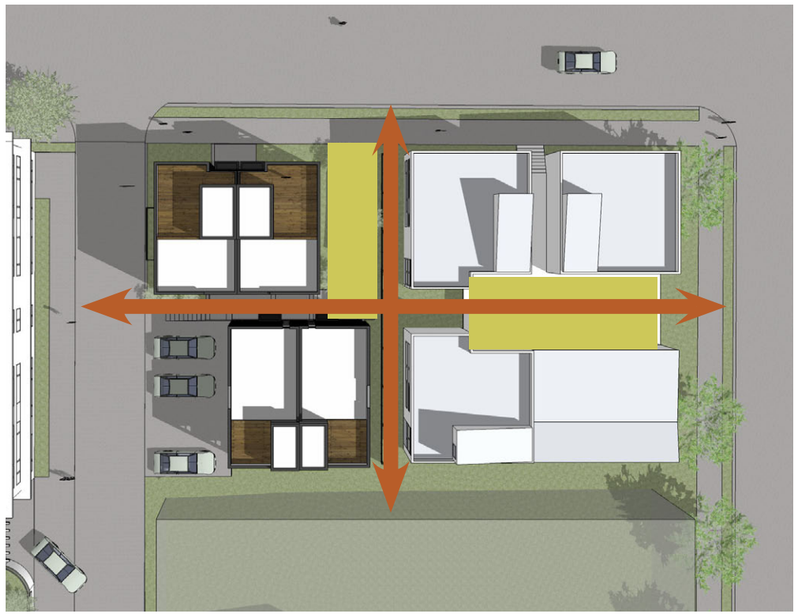


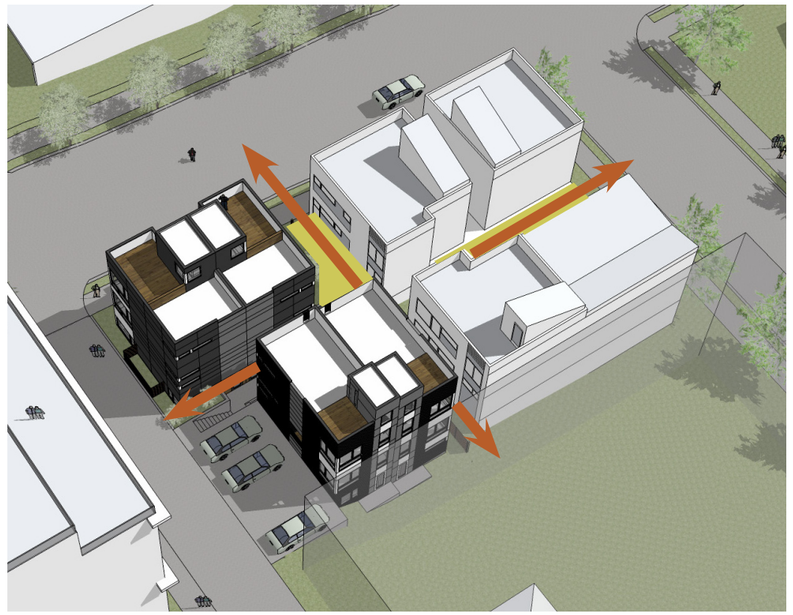
proposed east elevation

neighboring facade to east

good neighbors

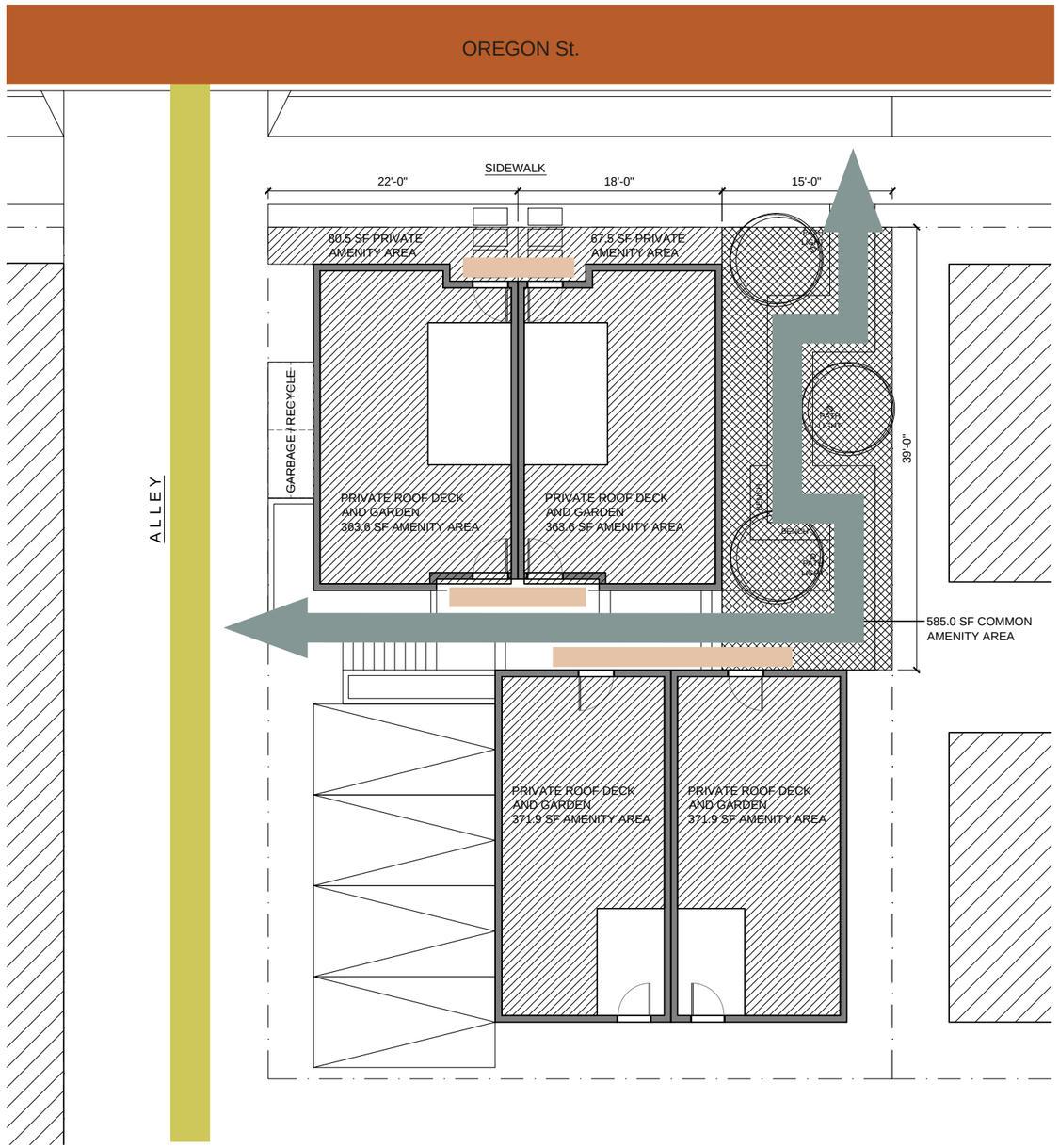
The Oregon Street courtyard provides an intimate social space that benefits not only the residents of the project but also corresponds directly to the proposed terraced social space in the neighboring plan. Additionally, the space between the front and back units helps to maintain the view corridors through the site.





social spaces

preserved view corridors



AMENITY AREA

SITE AREA: 4125 SF

4125.0 x 0.25
= 1031.3 SF REQUIRED AMENITY AREA

1031.3 x 0.5
= 515.7 SF REQUIRED AT GROUND LEVEL

AMENITY AREA PROVIDED:
GROUND LEVEL:
80.5 SF PRIVATE
67.5 SF PRIVATE
585.0 SF COMMON
= 733.0 SF AT GROUND LEVEL

733.0 > 515.7 SF REQUIRED AT GROUND LEVEL

ABOVE GROUND LEVEL:
363.6 SF PRIVATE
363.6 SF PRIVATE
371.9 SF PRIVATE
371.9 SF PRIVATE
= 1471.0 SF ABOVE GROUND LEVEL

TOTAL AMENITY AREA PROVIDED:
733.0 + 1471.0 = 2204 SF

2204 SF > 1031.3 SF REQUIRED

arterial route

alley way access

primary circulation

private entry

2.5 5 10

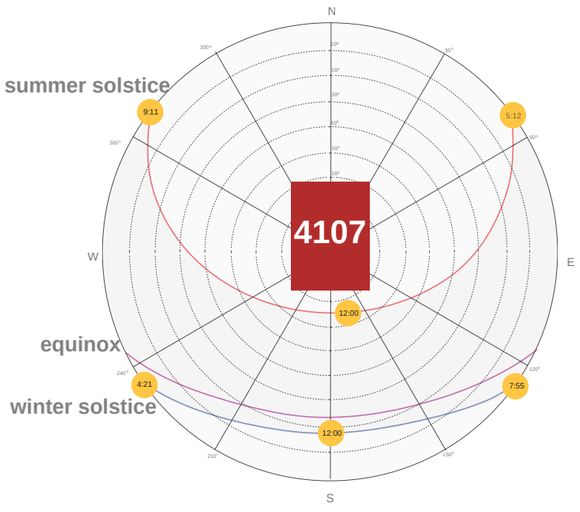
amenities / circulation

The primary circulation to the rear unit weaves through the site, connecting the Oregon st. courtyard entry to the alleyway car park. The front units also have back doors allowing easy access from the parking area.

The the ample courtyard encourages a shared exterior social hub while connecting the development to the larger urban fabric.

Additionally, generous roof decks have unobstructed views to the north,east and south.

sun path/shadow study



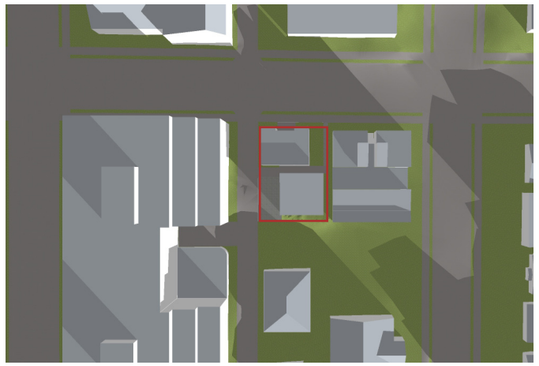
9:00

dec 21st winter solstice

june 21st summer solstice

march / september 20th equinox

12:00



3:00

adjustments

In order to better meet the intent of the Design Guidelines we are requesting adjustments to the zoning requirements.

The primary reason for these adjustments is to displace open space from the setbacks to allow space for the Entry Courtyard, which:

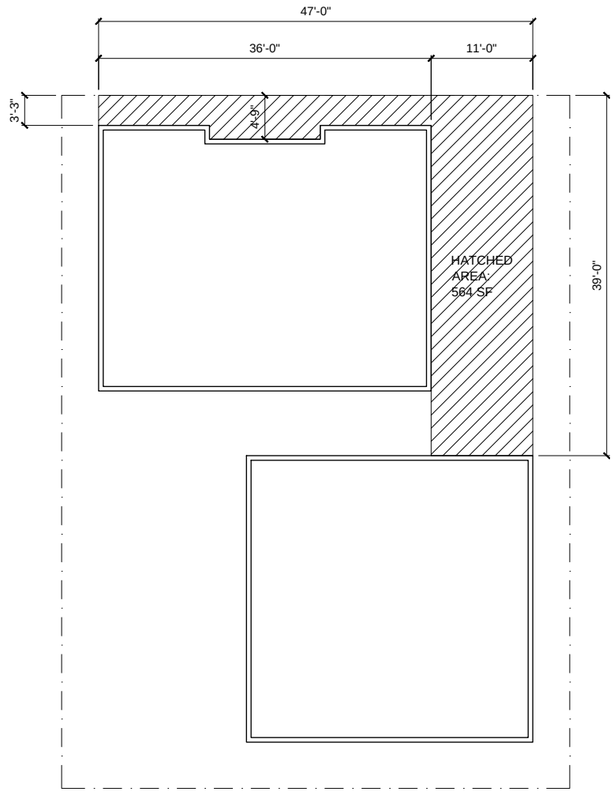
1) Provides an amenity that not only benefits the occupants of this project, but also improves the experience of the site from the sidewalk and street.
2) Gives the rear building a strong street presence.
3) Provides a buffer between this project and the adjacent development to the east.
4) Provides relief along the street wall.

General Strategy: The strategy here is to reduce setbacks to create extra space for the entry courtyard at the northeast corner of the site. Otherwise, with typical setbacks, the project would have no courtyard, and the rear building would have little to no street presence, a negative scenario typical of many townhome developments in Seattle. Shifting the buildings in this manner makes the character of this project more similar to a rowhouse project, where side setbacks have a 0’ requirement, and front and rear setbacks are also less restrictive.

SMC	STANDARD	REQUIRED	MAX ADJUSTMENT	PROPOSED	JUSTIFICATION
23.45.518	FRONT SETBACK (North)	7.0' AVG, 5.0' MIN	50%: 3.5' AVG, 2.5' MIN	3.25' MIN (north building)	The front setback is to align with adjacent developments to the east and west, creating a consistent street wall. Furthermore, the average front setback including both buildings is 12.00', far exceeding the 7'-0" average required by code.
	SIDE SETBACK WEST (Alley)	5.0' MIN (40' OR LESS IN LENGTH)	50%: 3.5' AVG, 2.5' MIN	4.0' MIN	The north building has a setback of 4'-0", while the south building has a setback of 20'-0". The average setback of these two buildings is 13.11', far exceeding the 7'-0" average required by code.
	SIDE SETBACK EAST (Adjacent Development)	5.0' MIN (40' OR LESS IN LENGTH)	50%: 3.5' AVG, 2.5' MIN	4.0' MIN	The north building has a setback of 15'-0", while the south building has a setback of 4'-0". The average setback of these two buildings is 9.89', exceeding the 7'-0" average required by code.
	REAR SETBACK (South)	7.0' AVG, 5.0' MIN	50%: 3.5' AVG, 2.5' MIN	5.0' MIN	When taken as an average of both building's setback from the rear property line, the average is 17.94', far exceeding the 7'-0" average required by code.
	SEPARATION BETWEEN STRUCTURES	10.0'	50%: 5.0'	7.0'	The buildings are offset, minimizing the area with a reduced interior separation. The reduced interior separation allows that space to be used in the front courtyard, having a positive impact on the public way, rather than in the interior separation that has little impact on the relationship to the public way.
23.45.522	AMENITY AREA	1031.3 SF, 515.7 SF GROUND LEVEL	10%	2204.0 SF, 733.0 SF GROUND LEVEL	NO ADJUSTMENT REQUESTED
23.45.527	STRUCTURE WIDTH	150.0'	10%	47.0'	NO ADJUSTMENT REQUESTED
23.45.527	FACADE LENGTH	48.75', EAST LOT LINE ONLY	10%	31.0'	NO ADJUSTMENT REQUESTED

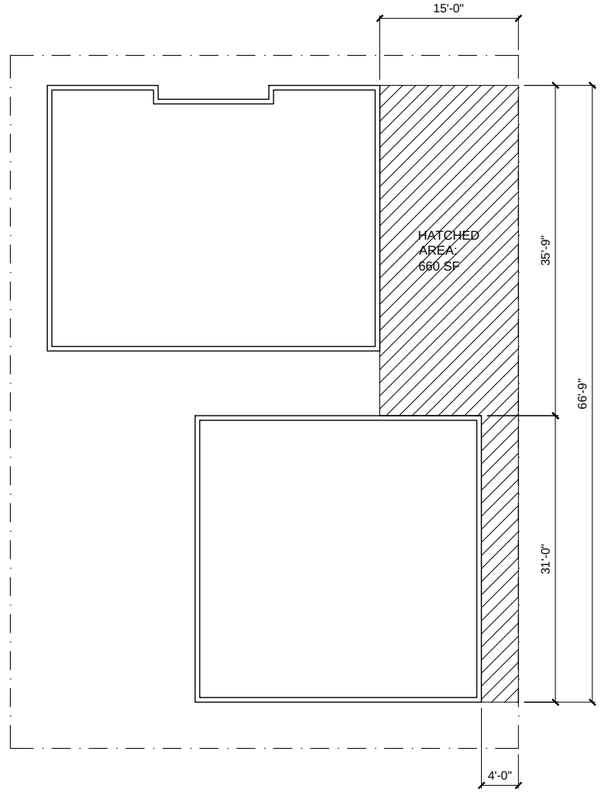
adjustments

FRONT SETBACK AVERAGE
564 SF / 47'-0" = 12'-0" AVERAGE
7' AVERAGE, 5' MINIMUM REQUIRED



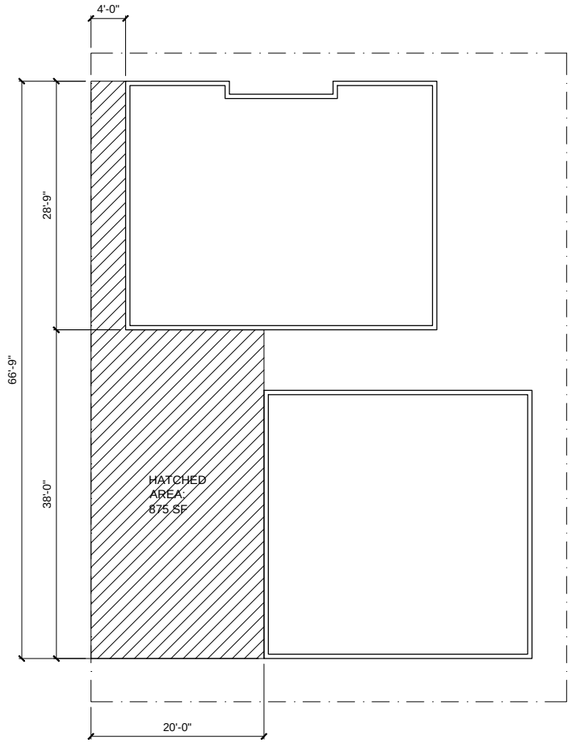
Front Setback:
Both the new development to the west and the proposed development to the east have a 3’-3” front setback. We have set the front building to match this setback to keep a consistent street wall. If the two buildings were considered one, and the front setback was then averaged, the average would be 12’-0”, exceeding the 7’-0” average required by code.

EAST SIDE SETBACK AVERAGE
660 SF / 66'-9" = 9'-10" AVERAGE
5' REQUIRED



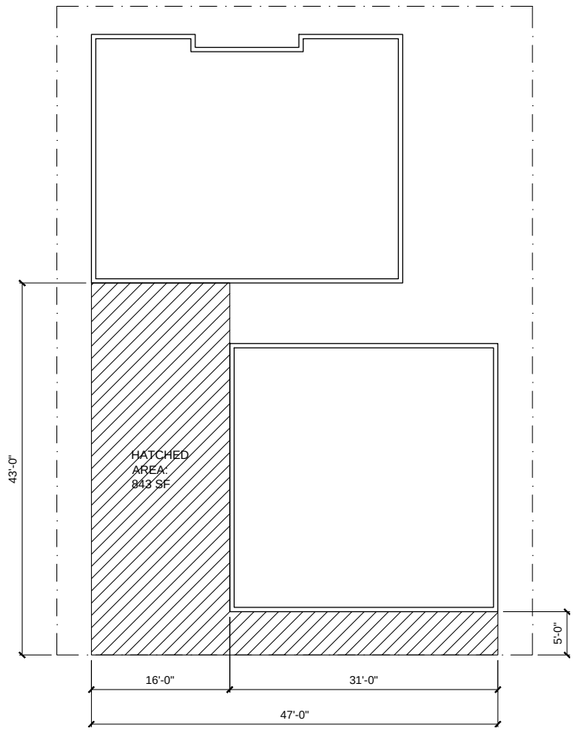
Side Setback East:
If the two buildings were considered one, and this setback was then averaged, the average would be 9’-10”, exceeding the 5’-0” minimum required by code. Reducing this setback allows space to be repurposed for use in the front courtyard, positively affecting the experience of the building from the sidewalk and street. Moving the rear building further to the east increases its visibility from the sidewalk and street, giving the building a stronger street presence.

WEST SIDE SETBACK AVERAGE
875 SF / 66'-9" = 13'-1" AVERAGE
5' REQUIRED



Side Setback West:
This setback abuts an alley, allowing a large open space despite the reduced setback. If the two buildings were considered one, and this setback was then averaged, the average would be 13’-11”, exceeding the 5’-0” minimum required by code. By pushing this building closer to the property line, it increases the visibility of the rear building from the street. This also allows for a larger courtyard, increasing its usefulness, and increasing the buffer between this project and the adjacent site to the east.

REAR SETBACK AVERAGE
843 SF / 47'-0" = 17'-11" AVERAGE
7' AVERAGE, 5' MINIMUM REQUIRED



Rear Setback:
If the two buildings were considered one, and this setback was then averaged, the average would be 17’-11”, exceeding the 7’-0” average required by code. Reducing this setback allows space to be repurposed for use in the front courtyard, positively affecting the experience of the building from the sidewalk and street. This rear setback abuts the side lot line of the property to the south, which is similar to a side setback condition, where a 5’-0” setback would be required.

adjustments

Separation Between Structures:
The two buildings are offset, minimizing the area with a reduced separation between structures. Windows are concentrated in other areas of the buildings, rather than in this separation area, minimizing light, air, and privacy impacts from the reduced separation. Reducing this setback allows space to be repurposed for use in the front courtyard, positively affecting the experience of the project from the sidewalk and street. In an alternative scenario that meets code, these buildings could be attached, with zero setback.

priority guidlines

A-1. Responding to Site Characteristics
The site slopes down to the southeast. The buildings are staggered and step with the site to follow the topography. Windows and roof decks are oriented towards views to the northeast and southeast, while minimizing privacy conflicts with adjacent sites and buildings.

A-2. Streetscape Compatibility
The proposed front setback is set to create a consistent street wall along SW Oregon Street. Both the new development to the west and the proposed development to the east have a 3’-3” front setback. We have set the front building to match this setback. The proposed courtyard in the northeast corner of the site provides relief from this street wall, and is richly landscaped to enhance the experience of the streetscape.

A-3. Entrances Visible from the Street
The entrances to the front building are directly visible from the street. The front and back buildings are staggered in plan so the back building is visible from the street. The courtyard further strengthens the rear building’s connection to the street with a clear path, landscaping, lighting, and seating. This strategy is intentionally employed to mitigate the typical problem of street presence for rear townhome buildings in Seattle.

A-4. Human Activity
The front building’s entrances and proximity to the street create a positive effect on human activity on the street. Windows and roof decks oriented towards the street augment this connection. This will enhance the experience of the streetscape and help create a safer environment. The courtyard connecting the rear building to the street is designed to be active with seating, lighting, and landscaping to encourage human activity near the street. The courtyard also allows the rear building to have entrances and windows face the street.

A-5. Respect for Adjacent Sites
Windows have been carefully arranged to minimize privacy impacts on adjacent sites and buildings. The courtyard at the northeast corner of the site provides an effective buffer between the new buildings and the adjacent property to the east.

A-6. Transition Between Residence and Street
The front building is an example of a shallow residential street front. Recessed entries, canopies, and landscaping create a transition between the residence and the street. The rear building is connected to the street by a deep landscaped courtyard, creating a highly effective transition between the residence and the street. While these elements create a transition and privacy for the residents, they also allow the buildings to connect with the street, encouraging visual interaction with the street.

A-7. Residential Open Space
The courtyard at the northeast corner of the site creates a usable, attractive, well-integrated open space, both as an amenity for the residents and as an element to enhance the streetscape. While doing this, the courtyard helps the architecture to better relate to the street and adjacent sites. All units have roof decks, providing private open space for all residents, access to sunlight, and green roofs.

A-8. Parking and Vehicle Access
Parking is located at the rear southwest corner of the site, off the alley and away from the pedestrian environment. This is the ideal location for parking on this site, considering access opportunities and topography. The parking is screened from the sidewalk and street by the front building, minimizing its visual impact on the public way. As the parking is provided off the alley, no curb cuts are necessary, maximizing the pedestrian orientation of the project along the sidewalk and street.

A-9. Location of Parking on Commercial Street Fronts
As noted above, parking is located in the rear of the site, behind the front building. The presence of parking from the sidewalk and street is minimized as much as possible.

A-10. Corner Lots
While not a corner lot, we anticipate the alley to be fairly active, and have treated it as a secondary corner. Corner windows on the front building address this secondary corner condition.

priority guidlines

B-1. Height, Bulk, and Scale Compatibility

The development has been broken into two buildings, rather than one, helping to break down the overall mass of the project. Furthermore, the two buildings are staggered in plan, creating significant relief in the massing. The buildings and units also step with the grade, further breaking down the massing. Large corner windows help to visually erode the corners and reduce the apparent mass of the buildings. Solid parapets are broken in places for open railings, articulating the rooflines of the structures. Penthouse heights are limited to the necessary height for a door, and are approximately 1.5' below the height limit for penthouse structures. The building to the west is considerably larger and more massive than this proposal. The development to the east is in the same zone and will be of approximately the same scale and character of this proposal. Extensive landscaping softens the edges of the buildings and eases the transition between this development and the sidewalk, street, and adjacent sites.

C-1. Architectural Context

The architecture here is varied and transitional. While located in a multifamily zone, the adjacent NC-3 zone gives the site a strong commercial character. The church and parking lot across Oregon add an institutional element to the area, increasing the varied character. The adjacent single family residence to the east is to be demolished and redeveloped in a manner similar to this proposal. The material palette and color scheme for this proposal were developed to harmonize with the new commercial project to the west and with the proposed development to the east. The palette is decidedly simple and calming, including warm woods, soft grays, and clean whites. The intent is to create simple buildings set into a lush landscape, blending with the setting, rather than contrasting.

C-2. Architectural Concept and Consistency

The architectural concept for this proposal is consistent and of strong character. The aesthetic reflects the commercial and residential nature of the context while retaining its own identity. The front building is symmetrical and stable, but carefully composed and proportioned, avoiding monotony and inconsistency. The rear building is more abstract, creating interest at the rear of the site, yet well considered and resolved. Both buildings, as well as the overall concept and site strategy, place design, architecture, and landscaping on an equal footing with the maximization of development potential. The two proposed buildings on the site are of a similar character and scale and relate well, but have variety in their composition and details. Overall massing and placement of the buildings are considerate of their context and well articulated.

C-3. Human Scale

Several elements are integrated into the project to create human scale, including street facing entries, canopies, and landscaping. The entries of the front building face the street, but are recessed and covered by canopies, and surrounded by rich landscaping. This creates a proper human scale at the sidewalk and a strong street presence. The courtyard at the northeast corner of the site enhances the pedestrian orientation and human scale of the development. Lighting, seating, and landscaping strengthen this effect. Window configurations reflect the internal uses of the buildings and respond to their context. Buildings are staggered and arranged for pedestrian circulation. Roof decks create human activity and scale at the highest point of the buildings.

C-4. Exterior Finish Materials

Exterior finishes were selected for their durability and aesthetic. The finish palette has a variety of textures, colors, and scales. Finishes include cedar, painted fiber cement panels and lap siding, white aluminum panels, steel railings, and white windows. Cedar is a regional material, has a natural beauty and warmth, and is resistant to problems related to moisture. Fiber cement panels and lap siding are highly durable and can be repainted as necessary. Aluminum and steel are highly durable and reflect the commercial character of the context. All materials and installation carry a warranty up to 30 years and are low maintenance. The front building has a more panelized siding pattern, while the rear building has a smaller scale lap siding pattern, creating a variety of textures and scales.

priority guidelines

D-1. Pedestrian Open Space and Entrances
Two entries directly face the sidewalk on Oregon Street, and include recessed entries, canopies, and landscaping to enhance the pedestrian experience. Entries at the rear building are reached through the common courtyard, a positive amenity that provides a pedestrian open space that is uncommon in townhouse development in Seattle. This courtyard allows the rear building to be visible and have a street presence. The circulation route through this courtyard connects to the alley, creating a holistic pedestrian environment throughout the site. Windows face onto the street, into the courtyard, and onto the alley, creating a sense of human presence at all locations.

D-2. Blank Walls
No walls in this proposal are blank, rather, all walls have several openings, material changes, variety of textures, and careful articulation.

D-3. Retaining Walls
All retaining walls are minimal and carefully integrated into the landscape.

D-6. Screening of Dumpsters, Utilities, and Service Areas
The solid waste areas are located off the alley, away from the sidewalk and street, and are hidden from view by a cedar screen. The design of the cedar screen directly relates to the cedar used on the buildings.

D-7. Personal Safety and Security
Entries and windows face onto the street, into the courtyard, and onto the alley, maintaining eyes on the street in all locations. Pedestrian pathways are lighted, creating a safe environment after dark. Landscaping is generally low, allowing open spaces to be visible from multiple locations.

D-8. Treatment of Alleys
Windows are located on the alley to activate the alley as well as provide security. The corner windows address the alley condition. Landscaping continues around the building into the alley, improving the quality of the alley. The circulation route through the courtyard connects to the alley, enhancing the activity and usefulness of the alley.

D-12. Residential Entries and Transitions
Two entries directly face the sidewalk on Oregon Street, and include recessed entries, canopies, and landscaping to create an effective and positive entrance transition. Entries at the rear building are reached through the common courtyard, a positive amenity that provides a pedestrian open space that is uncommon in townhouse development in Seattle. This courtyard allows the rear entries to be visible from the sidewalk and street, and rear entries are covered. The circulation route through this courtyard connects to the alley, creating a holistic pedestrian environment throughout the site. The paving changes pattern and texture to differentiate itself from the sidewalk, reinforcing its character as a private realm. Landscaping and lighting are incorporated throughout the site to both buffer and enhance the entry experience.

E-1. Landscaping to Reinforce Design Continuity with Adjacent Sites, E-2. Landscaping to Enhance the Building and/or Site
The site is landscaped throughout and on all sides, connecting to adjacent landscapes. Criteria for the species chosen include beauty, low maintenance, native types, and drought tolerance. The intent of the landscape design is to provide a soft, lush, rich landscape to envelop the new buildings. Landscaping is provided along the alley, softening and aesthetically improving an oft-neglected area.

E-3. Landscape Design to Address Special Site Conditions
The slope of the site is negotiated with landscaped areas, steps/stairs, pavers, and terraces.

intentionally blank

ISOLA HOMES

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